

**City of Northfield Planning & Zoning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
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Minutes: September 3, 2009

Notice of this meeting had been given in accordance with Chapter 231 Public Law 1975, otherwise known as the Open Public Meetings Act. Notice of this meeting had been given to The Press, posted on the bulletin board in City Hall, and filed with the City Clerk, stating the date, time and place of the meeting and the agenda to the extent known.

The regular meeting of the Northfield Planning & Zoning Board, held on Thursday, September 3, 2009 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 6:59 p.m. and the following members were present:

Dr. Richard Levitt-Chairman  
Clem Scharff-Vice Chairman  
Mayor Vincent Mazzeo  
Jimmy Martinez, Councilman  
Chief Robert James-absent  
Lou Milone  
John Clifford  
Ron Roegiers-absent  
Henry Notaro  
Jim Shippen-absent  
Linda Dyrek-absent

Norman Zlotnick, Solicitor  
Matt Doran, PE-Engineer

There was one application on the agenda this evening. The applicant was Doris Dougherty who owns property at 730 Mill Road, Block 34, Lot 16 in the R-1 Zone. Mrs. Dougherty and her son-in-law, Ed Champion, were present and sworn in by Chairman Levitt. They are seeking an extension to a major subdivision originally approved August 17, 2006. The first extension was granted August 7, 2008. This would be the second extension for the subdivision. Dr. Levitt asked Mr. Doran if any changes have been made to State requirements or our ordinance which would affect this subdivision. Mr. Doran said there are changes to the storm water management ordinance since the approval, but an extension would grandfather in the approval. There are no major changes. Dr. Levitt referred to the original resolution and said the building lots are conforming with only de minimis lot depth and width variances and only the recharge or drainage lot needed variances. There was no one from the public who wished to speak.

Dr. Levitt explained the conforming subdivision and said there are only minor state drainage changes, no changes to road or sidewalk design, and there is nothing else that would be affected by law. Mr. Doran said they can ask for a one year extension. Dr. Levitt asked if they are trying to sell the property. Mrs. Dougherty said they have had no luck with the current state of the economy.

Mr. Scharff made the motion and Mr. Notaro seconded. Chairman Levitt asked for a voice vote. There were no nays and the extension was approved for a period of one year. Mr. Zlotnick noted that the law allows for only three extensions in total.

Dr. Levitt spoke about the Historic home Ordinance. He noted that if an historic house is torn down, there are ways that the history of the structure can be preserved. He said historians can document with photographs and a report on the history of the structure so that the building isn't totally lost in time and this can be stored as a record of the city. He suggested that Council look into adding something like this to the ordinance.

Richard Gerber, the JIF Insurance risk manager for the city, was asked by JIF to show a DVD to elected and public officials. The film provides information about what should or should not be said by public officials and details how to avoid lawsuits. Mr. Gerber showed the DVD titled "In the scope of your authority: Preventing Public Officials Liability" by CIRSA Video which lasted about 17 minutes. The Board found the film to be informative and signed a viewing sheet. The DVD will be available in the Clerk's office for members who were not able to attend tonight's meeting.

There were two resolutions to memorialize. They were for Metro PCS Pennsylvania LLC, Block 16.01, Lot 40 at 1473 Burton Avenue for a minor site plan with "C" and "D" variances to allow installation of a cellular antenna on an existing tower and Centres BFS Northeast LLC, Block 42, Lot 18.01 at 1141 Tilton Road for preliminary and final major site plan, D3 Variance for conditional use and various "C" bulk variances to construct a Firestone Auto Service Store. The resolutions were memorialized in two separate voice votes with Mr. Scharff abstaining.

Chairman Levitt reminded Board members of the importance of attending the next meeting which includes a continuation of the T-Mobile application from August 6, 2009.

Dr. Levitt discussed the status of Ordinance committee and COAH compliance. The COAH process needs to be pursued and the committee needs to look into revising zones especially for large tracts having liability. Mr. Doran said they had previously been focusing on the Country Club zone, but other zoning issues need to be addressed. Mr. Zlotnick added that it is legally important to continue a COAH process. The pace is not so important as to be on the record that the city is moving forward. The city would not want a builder's lawsuit to force the city to confront COAH issues. He suggested they keep moving and continue what they have been doing. Mr. Scharff said that COAH is a moving target and nothing is completely set in stone with this issue. Mr. Martinez suggested they continue having occasional Ordinance committee meetings to keep things moving.

Dr. Levitt asked Council to look at the historical ordinance and said he would supply what information he could. He asked that they add an amendment requiring documentation by certified architectural historians if an historic house is to be demolished. Mr. Notaro asked who would pay for this. Dr. Levitt said the developer and it could cost approximately \$2,000.

Mr. Milone made the motion to close the meeting and Mr. Scharff seconded. Chairman Levitt closed the meeting at 7:37 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board